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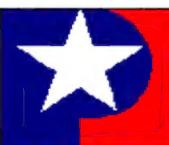
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,327,600 / 1,327,600
USE VALUE: 1,327,600 / 1,327,600
ASSESSED: 1,327,600 / 1,327,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BAIG GHAZANFER & ALYSSA	
Owner 2:	
Owner 3:	

Street 1: 1 OLDHAM RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: G K DEVELOPMENT CORP -

Owner 2: -

Street 1: 29 NORTH MAIN ST

Twn/City: SHERBORN

St/Prov: MA Cntry:

Postal: 01770

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 3683 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9026		Sq. Ft.	Site		0	70.	0.77	4									483,544						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9026.000	844,100		483,500	1,327,600		68036
							GIS Ref
							GIS Ref
							Insp Date
							09/20/18

PREVIOUS ASSESSMENT		Parcel ID		106.0-0004-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	844,100	0	9,026.
2021	101	FV	818,100	0	9,026.
2020	101	FV	896,900	0	9,026.
2019	101	FV	697,100	0	9,026.
2018	101	FV	697,100	0	9,026.
2017	101	FV	697,100	0	9,026.
2016	101	FV	697,100	0	9,026.
2015	101	FV	845,600	0	9,026.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
G K DEVELOPMENT	1429-106		1/15/2013		1,017,500
LOMBARDI KEITH	1334-95		3/15/2007	Mult Lots	460,000
SAUNDERS FRANCE	1330-95		12/8/2006	Sub Sale	900,000

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
5/29/2007	392	New Buil	275,000			G9	GR FY09			9/20/2018	MEAS&NOTICE	BS	Barbara S						
										6/10/2009	Measured	189	PATRIOT						
										2/28/2008	Whole Card	BR	B Rossignol						

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial	2A - 2 Sty +Attic	Full Bath: 2	Rating: Very Good															
Sty Ht: 2A	2A - 2 Sty +Attic	A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:															
Foundation: 1 - Concrete		A 3QBth: 1	Rating:															
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good															
Prime Wall: 2 - Clapboard		A HBth: 1	Rating:															
Sec Wall: 1	%	OthrFix: 1	Rating:															
Roof Struct: 1 - Gable		OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good															
Color: GRAY		A Kits: 1	Rating:															
View / Desir:		Fpl: 1	Rating: Very Good															
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: B - Good				CONDOS INFORMATION														
Year Blt: 2007	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct: G9	Fact: .	Floor:																
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: GD - Good	4.4 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	10	4					
Prim Int Wal 1 - Drywall	Economic:	%	Special:	%	Additions:					Kitchen:								
Sec Int Wall: 1	Override:	%		%	Baths:					Baths:								
Partition: T - Typical					Plumbing:					Electric:								
Prim Floors: 3 - Hardwood	Total: 4.4 %				Electric:					Heating:								
Sec Floors: 1	%				General:					General:								
Bsmnt Flr: 12 - Concrete	CALC SUMMARY				COMPARABLE SALES													
Subfloor:	Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:	Size Adj.: 0.96249998																	
Electric: 3 - Typical	Const Adj.: 1.04989493																	
Insulation: 3 - Typical	Adj \$ / SQ: 131.368																	
Int vs Ext: S	Other Features: 115291																	
Heat Fuel: 2 - Gas	Grade Factor: 1.33																	
Heat Type: 1 - Forced H/Air	NBHD Inf: 1.00000000																	
# Heat Sys: 1	NBHD Mod:																	
% Heated: 100	LUC Factor: 1.00																	
Solar HW: NO	Adj Total: 882924																	
% Com Wal	Depreciation: 38849																	
	Depreciated Total: 844076																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 106.0-0004-0003.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						